



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING Monday May 21, 2018

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday May 21, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street (additional seating will be available in room 207)
The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the March 26, 2018, and April 16, 2018 Plan Commission Meeting Minutes
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2018-12-Z	Henke Development Group (Holliday Farms)	3900 S. US 421 (Est.)	Continued to the May 21, 2018 Plan Commission Meeting 7 in Favor 0 Opposed Petition for Zone Map change to rezone approximately 597 acres from the Rural R2 (Residential) Zoning District and the Rural (MRO) Michigan Road Overlay district to a (PUD) Planned Unit Development
2018-03-MP	K. Shaffer (Hale Minor Plat)	County Road 200 South	Continued to the May 21, 2018 Plan Commission Meeting 7 in Favor 0 Opposed Petition for Minor Plat approval and request for a waiver from minimum water flow capacity as provided in Section 193.056 (B) (4) of the Subdivision Control Ordinance, for the establishment of 2 lots in the (R-1) Rural Residential Zoning District
2018-13-MP	B&D Homes, LLC	640-650 Mulberry Street	Continued to the May 21, 2018 Plan Commission Meeting 7 in Favor 0 Opposed Petition for Minor Plat approval with waivers from Section 193.056 (Water Facilities), and Section 193.050 (B) (3) (General Improvements from the Subdivision Control Ordinance), and a waiver for a ten (10) foot multi-use path, for the establishment of 3 lots in the (R-SF-2) Urban Residential Zoning District

Docket Number	Name	Address of Project	Item to be Considered
2018-02-DPA	TPI Utility Construction LLC	478 N. 1100 East	<p>Continued to the May 21, 2018 Plan Commission meeting at the request of the Petitioner</p> <p>Continued from the February 20, 2018 Plan Commission Meeting, to the April 16, 2018 meeting, at the request of Staff</p> <p>7 in Favor</p> <p>0 Opposed</p> <p>Petition for Development Plan Amendment approval to provide for an approximately 8320 S.F. addition to an existing Commercial Structure in the (I-2) Rural General Industrial Zoning District</p>
2018-06-DP	Crown Castle USA Inc	4400 S. 875 East (Est)	<p>Continued to the May 21, 2018 Plan Commission Meeting</p> <p>7 in Favor</p> <p>0 Opposed</p> <p>Petition for Development Plan Approval to allow for a one hundred and twenty-five (125) foot wireless telecommunications tower and associated improvements in the (SU-1) Special Use Zoning District.</p>

V. New Business

Docket Number	Name	Address of Project	Item to be Considered
2018-15-Z	Town of Zionsville and DMP Property	10771-10910 Creek Way	Petition for Zone Map change to rezone approximately 75 acres from the Urban (PUD) Planned Unit Development to a Urban (PUD) Planned Unit Development
2018-22-Z	Zionsville Community Schools (700 Mulberry Street)	700 Mulberry Street	Petition for Zone Map change to rezone approximately 2.42 acres from the Urban (R-SF-2) Residential Zoning District to a (SU-1) Special Use Zoning District
2018-17-Z	Archview Properties, LLC	779 Lennox Court	Petition for Zone Map change to rezone approximately 14.56 acres from the Urban (B-2) Business Zoning District to a (R-MF-2) Residential Multi Family Zoning District
2018-18-DP	Archview Properties, LLC	779 Lennox Court	Petition for Development Plan Approval to provide for the construction of an approximately 218 unit apartment project consisting of three story buildings with associated amenity buildings
2018-19-PP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Petition for Primary Plat approval with a waiver from Section 193.052(Streets), of the Subdivision Control Ordinance, to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A), being 15.46 acres proposed to be improved with uses associated with the Central Region Headquarters of Little League International in the (R-SF-2) Residential Single Family and (pending) (SU-7) Special Use Zoning District

Docket Number	Name	Address of Project	Item to be Considered
2018-20-DP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	Petition for Development Plan Approval to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A), being 15.46 acres proposed to be improved with uses associated with the Central Region Headquarters of Little League International in the (R-SF-2) Residential Single Family and (pending) (SU-7) Special Use Zoning District
2018-16-DP	Seake LLC	1120 W. Oak Street	Petition for Development Plan Approval to provide for the construction of an approximately 24,000sf Professional Office/Retail Structure in the Urban (PUD) Planned Unit Development Zoning District
2018-23-CPA	Town of Zionsville	1100 W. Oak Street	Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to revise and update the text of the Plan. The Plan Commission will be considering incorporation of the Zionsville Parks and Recreation Department five (5) year Master Plan (2018-2023)

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
2017-04-DP	Tom Wood	6408 Crane Drive	Recordation of Commitments

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust (317-873-1577) to ensure the proper accommodations are made prior to the meeting.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:
Wayne DeLong, AICP
Director of Planning and Economic Development
Town of Zionsville

May 4, 2018